101.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,200 / 743,200
					USE VALUE:	743,200 / 743,200
					ASSESSED:	743,200 / 743,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAIN RISHI K ETAL/ TRUSTEES
Owner 2:	RISHI K JAIN & SAYAKA MIYAGI
Owner 3:	REVOVABLE FAMILY TRUST
Street 1:	46 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JAIN RISHI K -
Owner 2:	-
Street 1:	46 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	306,400		436,800	743,200
Total Card	0.156	306,400		436,800	743,200
Total Parcel	0.156	306,400		436,800	743,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.76 | /Parcel: 439.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65431
GIS Ref
GIS Ref
Insp Date 12/13/08

!8120!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,400	0	6,800.	436,800	743,200		Year end	12/23/2021
2021	101	FV	295,300	0	6,800.	436,800	732,100		Year End Roll	12/10/2020
2020	101	FV	295,300	0	6,800.	436,800	732,100	732,100	Year End Roll	12/18/2019
2019	101	FV	300,100	0	6,800.	443,000	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	300,100	0	6,800.	330,700	630,800	630,800	Year End Roll	12/20/2017
2017	101	FV	300,100	0	6,800.	299,500	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	274,900	0	6,800.	287,000	561,900	561,900	Year End	1/4/2016
2015	101	FV	228,500	0	6,800.	243,400	471,900	471,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:46:12

LAST REV

Date	Time
03/03/21	11:09:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8120

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAIN RISHI K,	1569-99	1	2/23/2021	Convenience	1	No	No		
SANBORN PETER,	1474-25		7/1/2015		640,000	No	No		
HANATANI YURIE	1378-68		12/8/2009		513,000	No	No		
STRECHAY ROBERT	1358-53		8/14/2008		523,000	No	No		
UMEMOTO STEPHEN	1252-145		5/29/2002		360,000	No	No		
	892-2		7/1/1977		46,900	No	No	Y	

USER DEFINED

Prior Id # 1:	65431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1593	Manual	1,583					
10/1/2015	1458	New Wind	15,735					
3/7/2003	194	Addition	30,000	C		G6	GR FY06	New deck, redo Kit
1/24/2003	45		6,000					REMODEL FAMILY ROO

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
12/13/2008	Meas/Inspect	345	PATRIOT
7/6/2005	Info Fm Plan	BR	B Rossignol
12/17/1999	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/8/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	5									436,801						436,800	

Total AC/HA:	0.15611	Total SF/SM:	6800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,801	Spl Credit		Total:	436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02010000
Adj $ / SQ:	137.714
Other Features:	92250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343475
Depreciation:	37095
Depreciated Total:	306380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

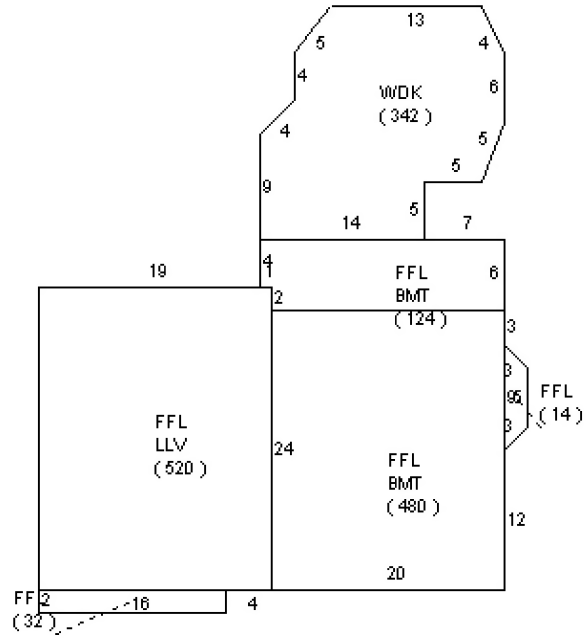
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.71
Special Features:	0	Val/Su Net:	116.24
Final Total:	306400	Val/Su SzAd	261.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	137.710	161,125
BMT	Basement	604	41.310	24,954
LLV	Lower Level	520	119.290	62,033
WDK	Deck	342	9.100	3,113

Net Sketched Area:	2,636	Total:	251,225
Size Ad	1170	Gross Area	2636	FinArea	1690
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	G	GD	2012	0.00	T	4.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	